This Instrument Was Prepared By
REAU E. FOLK, JR. Attorney

WARRANTY DEED

TTC-229894

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-8-168	Alfred P. Cate et al 675 Harding Place H-5 Nashville, Tenn. 37211	Fidelity Federal S&L Association 401 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 5D-3811	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3833 Faulkner Drive	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated November 6, 1969, in the original principal sum of $19,600.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments of $163.95 each, including interest at the rate of 7% per annum with a 1% service fee, and being secured by a deed of trust executed by Josh B. Bell, III and wife, to Vaden Lackey, Jr., Trustee, of record in Book 4377, page 782,

NICOLETTE P. BORDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALFRED P. CATE and RUDY C. BECTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Hillbrook, Section 7, as of record in Book 3842, page 249.

Said Lot No. 11 fronts 75 feet on the westerly side of Faulkner Drive and runs back between lines, 175 feet on the southerly side and 173.8 feet on the northerly side to a line in the rear on which it measures 75 feet.

Being the same property conveyed to Nicolette P. Borders, by deed from Josh B. Bell, III and wife, as of record in Book 4600, page 148.

This conveyance is made subject to restrictions of record in Book 4302, page 491.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1973 taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of January, 1973.

Nicolette P. Borders

Nicolette P. Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4670 PAGE 462

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Nicolette P. Borders the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 3rd day of January, 1973.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,250.00

Affiant Alfred P. Cate

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 1973

MY COMMISSION EXPIRES: May 25, 1975. (AFFIX SEAL) Helen D. Scott Notary Public

WARRANTY DEED
REF/vs

FROM
NICOLETTE P. BORDERS

TO
ALFRED P. CATE AND RUDY C. BECTON

390347

IDENTIF. REFERENCE

JAN 9 9 21 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

mail to:
REAU E. FOLK, JR., ATTY.
Nashville, Tennessee
3229 Cleghorn Ave.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

JAN-97 CONV 27,250.00
JAN-97 STAX A* 70.72
JAN-97 PREFEE A* .50
JAN-97 WDEED A* 4.00 * 75.22

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public